



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: April 10 May 8, 2014
To: Schani Siong, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2013-00079, Price Hinds Plaza MUP, Paso Robles St, Oceano, APN 062-042-044**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated

Public Works Comments:

- ~~A. The applicant should improve the property frontage to ensure that an acceptable ADA accessible pathway exists, and/or limit frontage parking to insure pedestrians are not forced to walk in the travelled way of the roadway. Consult with the County Public Works Department about preparing an ordinance restricting parking during Farmer's Market hours.~~
- ~~B. Neither existing driveway apron appears to meet current county standards. One or both of the driveways may need to be moved to provide better separation from the intersection with Highway 1.~~
- ~~C. The proposed project is within a drainage review area. If improvements are required, a drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of improvement plan submittal by Public Works.~~
- A. This project does not appear to require the construction of structures or other facilities requiring a building. Therefore no frontage improvements will, by ordinance, be required. Likewise no new activities are proposed within the right-of-way and therefore no frontage improvements will be required.
- D.B. The project appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore a Stormwater Control Plan is not required.

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Recommended Project Conditions of Approval:

Access

- ~~1. The applicant shall submit plans to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the~~

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public right of way in accordance with County Public Improvement Standards. The plan is to include, as applicable:

- a. ~~Reconstruct the existing site access driveway approaches in accordance with County Public Improvement Standards. That is to include adequate distance between the driveway approaches and the intersection.~~
 - b. ~~Construction of any other improvements as required to promote an acceptable ADA accessible pathway.~~
2. ~~Prior to final inspection, a Registered Civil Engineer must certify to the Department of Public Works that all improvements within the road right of way are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans.~~
3. ~~Prior to final inspection, all public improvements shall have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.~~
- 4.1. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
5. ~~On-going condition of approval (valid for the life of the project), the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.~~

Recycling

- 6.2. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/2/2014

TO:

ENV HEALTH

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
South County Team / Development Review

RECEIVED
SR 13712
APR - 3 2014
IN 91515
Environmental Health

PROJECT DESCRIPTION: DRC2013-00079 PRICE HINDS PLAZA – Proposed minor use permit for the Oceano Community Farmers' Market. Site location is 1341 Paso Robles St, Oceano.
APN: 062-042-044

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Applicant to obtain appropriate permits with this office.
See attached for additional information.

4/8/14
Date

[Signature]
Name

x 5551
Phone



COUNTY OF SAN LUIS OBISPO

Environmental Health Services
2156 Sierra Way - PO Box 1489, San Luis Obispo, California 93406
Phone: (805) 781-5544 Fax: (805) 781-4211

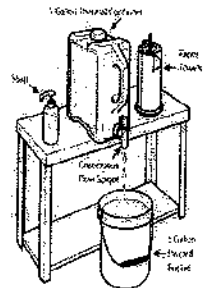
Certified Farmers' Market Requirements

The following requirements are extracted from California Health and Safety Code, California Retail Food Code §113700-114437.

A **"certified farmers' market"** means a location that is certified by the State of California through the enforcement officers of the County Agricultural Commissioner and operated pursuant to the Food and Agricultural Code.

Certified farmers' markets shall meet all of the following requirements:

1. All food must be stored off the floor or ground at least six inches.
2. Approved toilet and handwashing facilities must be available within 200 feet.
3. No live animals, birds, or fowl may be kept or allowed within 20 feet of any area where food is stored or held for sale. This does not apply to guide dogs, signal dogs, or service dogs when used in the manner specified.
4. All garbage and refuse must be properly stored and disposed.
5. Food preparation is prohibited.
 - a. Temporary food facilities may be operated as a separate community event adjacent to and in conjunction with certified farmers' markets that are operated as a community event. The organization in control of the event at which one or more temporary food facilities operate shall comply with all applicable requirements for temporary food facilities.
 - b. Providing food samples may occur provided that the following sanitary conditions exist:
 - i. Produce intended for sampling must be washed or cleaned* of any soil or other material using potable water in a manner that it is wholesome and safe for consumption.
 - ii. Handwashing facilities* must be provided when portioning of product offered for sample involves handling of any form.
 1. Approved facilities consist of: potable water (1-5 gallons) in a container with a hands-free spigot, pump dispensed hand soap, paper towels, and a catch basin
 - iii. Clean, disposable plastic gloves must be used when cutting food samples.
 - iv. Utensils and cutting surfaces must be smooth, nonabsorbent, and easily cleanable, or single-use articles shall be utilized.
 - v. Utensils and cutting surfaces must be sanitized* before and between uses using a 100 ppm bleach water solution (2 teaspoons bleach per gallon water)



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- vi. Samples must be kept in **approved, clean, covered** containers.
- vii. **Potentially hazardous food samples** must be maintained at or **below 45°F** and shall be disposed of within two hours after cutting.
- viii. All food **samples** must be **distributed** in an **approved, sanitary manner**.
 1. The method of dispensing must not result in potential contamination of the food product
 2. No hand contact by the consumer
- ix. **Disposal of wastewater** must be into a sanitary sewer.

**** The Farmers' Market manager may choose to provide communal facilities for produce washing, handwashing, and utensil/equipment sanitizing. Communal facilities must be located within 30' of each farmer intending to provide cut or portioned food samples. When communal facilities are not provided, the farmer intending to serve cut samples must ensure that all of the above requirements are met or sampling will be prohibited.***

Raw Shell Eggs, Storage and Display without Refrigeration

Raw shell eggs may be stored and displayed without refrigeration if all of the following conditions are met:

1. The eggs were produced by poultry owned by the seller and collected on the seller's property.
2. The eggs are not placed in direct sunlight during storage or display.
3. Retail egg containers are prominently labeled "refrigerate after purchase" or the seller posts a conspicuous sign advising consumers that the eggs are to be refrigerated as soon as practical after purchase.
4. Retail egg containers are conspicuously identified as to the date of the pack.
5. The eggs have been cleaned and sanitized.
6. The eggs are not checked, cracked, or broken.
7. Any eggs that are stored and displayed at temperatures of 90°F or below and that are unsold after four days from the date of pack shall be stored and displayed at an ambient temperature of 45°F or below, diverted to pasteurization, or destroyed in a manner approved by the enforcement agency.
8. Any eggs that are stored and displayed at temperatures above 90°F that are unsold after four days from the date of pack shall be diverted to pasteurization or destroyed in a manner approved by the enforcement agency.

SEE FOLLOWING PAGE FOR SAMPLING PROCEDURE CHECKLIST:

Certified Farmers' Market Food Sampling Checklist

Date: _____ Facility Name: _____

Operator: _____ Phone: _____

☐ Items for sampling have been pre-washed or water is available to wash the items at the market before cutting
(Produce washing supplies may be provided by market manager, receive confirmation prior to event)

☐ Disposable gloves and handwashing supplies
(Handwashing supplies may be provided by market manager, receive confirmation prior to event)

☐ Approved cutting surfaces and knives

☐ 100 ppm bleach water (2 teaspoons bleach per gallon water)
(Sanitizing supplies may be provided by market manager, receive confirmation prior to event)

☐ Storage containers with lids or covers for cut samples

☐ Ice chest with ice for cold storage of potentially hazardous samples

☐ Method of sample distribution approved by health department, (contact department for verification).



April 24, 2014

COALITION PARTNERS:

Arroyo Grande Community Hospital
 Boys and Girls Club – South County
 Cal Poly University
 Art and Design Department
 Center for Sustainability
 Food Science & Nutrition Department
 Kinesiology Department
 Landscape Architecture Department
 STRIDE
 CenCal Health
 Central Coast Ag Network
 City of San Luis Obispo
 Parks and Recreation Department
 Community Action Partnership of
 SLO County, Inc.
 Dairy Council of California
 Diringier Associates
 Equilibrium Fitness
 First 5 Commission of SLO
 French Hospital Medical Center
 Juiciful Creative Consulting
 Kennedy Club Fitness
 Lillian Larsen Elementary School
 Living the Run
 Lucia Mar Unified School District
 Network for a Healthy California –
 Gold Coast Region
 North County Farmers Market Assoc.
 Oceano Community Center
 Paso Robles Library & Recreation Services
 Rideshare – Safe Routes to School
 San Luis Sports Therapy
 San Miguel Joint Unified School District
 San Miguel Resource Connection
 SLO Bicycle Coalition
 SLO Council of Governments
 SLO County Board of Supervisors
 SLO County Health Commission
 SLO County Office of Education
 SLO County Parks
 SLO County Planning and Building
 SLO County Public Health
 SLO Food Bank Coalition
 The Community Foundation SLO County
 UC Cooperative Extension
 YMCA of SLO County

TO: San Luis Obispo County Planning Commission
 FROM: HEAL-SLO - Healthy Communities Work Group
 RE: DRC2013-00079 Price Hinds Plaza Referral

The Healthy Communities work group has reviewed the minor use permit application for the Oceano Farmers' Market to be located at 1341 Paso Robles St. (APNs: 062-051-021 and 022) in Oceano.

The Healthy Communities Workgroup supports this project as a mechanism for increasing access to healthy food in Oceano. Farmers Markets contribute to the good health of area residents by making fresh, nutritious, and affordable food more available, especially in neighborhoods that are underserved by grocery stores and supermarkets. Studies have shown that vouchers that permit low-income women to shop at local farmers' markets increase fruit and vegetable consumption in poor families (American Journal of Public Health, 2008). The addition of a farmers' market would also allow residents in the area to access locally grown food, which travels shorter distances thereby requiring less energy and contributing less to air pollution, another important health factor. Furthermore, the buying and selling process at a farmers' market creates a level of socialization absent in a regular supermarket and may contribute to community life and mental health. Overall, the addition of a farmers' market to the community of Oceano may have long-term, positive effects to community health.

Thank you for the opportunity to review this project.

cc: San Luis Obispo County Health Commission

HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to Planning staff from a healthy community's perspective on proposed land development projects, ordinance and general plan amendments, and special projects.

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{In Archive} Re: Fw: DRC2013-00079 PRICE HINDS PLAZA, South County
E-Referral, MUP, Oceano

Schani Siong to: Craig Piper

04/03/2014 08:20 AM

Archive:

This message is being viewed in an archive.

Hi Craig,

Thanks for the quick response !

Best regards,

Schani Siong
Department of Planning and Building
County of San Luis Obispo
976 Osos Street, Rm. 300
San Luis Obispo, CA 93408
805.781.4374
ssiong@co.slo.ca.us



Craig Piper

Hi Schani, I have no comments to provide for thi...

04/02/2014 03:11:37 PM

From: Craig Piper/GenSrvcs/COSLO
To: Schani Siong/Planning/COSLO@Wings
Date: 04/02/2014 03:11 PM
Subject: Fw: DRC2013-00079 PRICE HINDS PLAZA, South County E-Referral, MUP, Oceano

Hi Schani,

I have no comments to provide for this project referral.

Thank you,

Craig Piper
Assistant General Manager
Airport Services
County of San Luis Obispo
805-781-4376

----- Forwarded by Craig Piper/GenSrvcs/COSLO on 04/02/2014 03:10 PM -----

From: Mail for PL_Referrals Group
To: Tim Tomlinson/PubWorks/COSLO@Wings, Frank Honeycutt/PubWorks/COSLO@Wings, Doug Rion/PubWorks/COSLO@Wings, Leslie Terry/PH/COSLO@Wings, capiper@co.slo.ca.us, Carolyn Huber/GenSrvcs/COSLO@Wings, Kathleen Karle/HealthSys/COSLO@Wings, celia@oceanocsd.org, bjm8923@hotmail.com, Stephanie Fuhs/Planning/COSLO@Wings
Cc: Schani Siong/Planning/COSLO@Wings
Date: 04/02/2014 01:29 PM
Subject: DRC2013-00079 PRICE HINDS PLAZA, South County E-Referral, MUP, Oceano
Sent by: Donna Hawkins

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DRC2013-00079 PRICE HINDS PLAZA, South County E-Referral, MUP, Oceano

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Please comment on all issues that you see may be associated with this project.

Please respond to this referral within 14 days of receiving this e-mail.

Community Advisory Groups, please respond within 60 days of receiving this e-mail.

Direct your comments to the planner, Schani Siong at 805-781-4374 or ssiong@co.slo.ca.us.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

[Direct link to PRICE HINDS PLAZA referral package.](#)

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>

Web-Page Referral Form

Date: 04/02/2014

Planner: Schani Siong

Applicant Name: Price Hinds Plaza

Case Number: DRC2013-00079

Project Description: MUP

APNs: 062-042-044

Referral Response:

As part of your response to this referral, please answer the following questions. You may also choose to respond that you have no comments regarding the proposal.

Agencies:

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

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Community Advisory Groups:

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please make any other comments regarding the proposal.

Thank you,

Donna Hawkins
Current Planning Division
dhawkins@co.slo.ca.us
805-788-2009
Fax 805-781-1242